HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2009

New Home Market

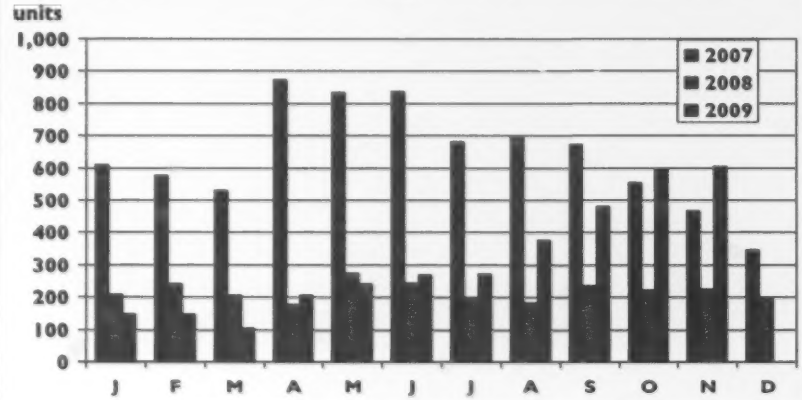
Edmonton's Housing Starts gain Strength in November

Total housing starts across Greater Edmonton have increased on a year-over-year basis for the fifth consecutive month. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 938 units in November compared with 279 units in November 2008. For the year-to-date, total housing starts have amounted to 5,505 units throughout the Capital region, down from 6,291 units reported during the first 11 months of 2008.

Single-detached starts in the Edmonton area totalled 605 units in November, more than two and a half

Figure 1

Single-Detached Housing Starts, Edmonton CMA



Source: CMHC

Table of Contents

1 New Home Market
3 Maps of Edmonton
9 Housing Now Report Tables
10 Summary by Market
16 Starts
20 Completions
23 Absorptions
25 Average Price
26 MLS® Activity
27 Economic Indicators

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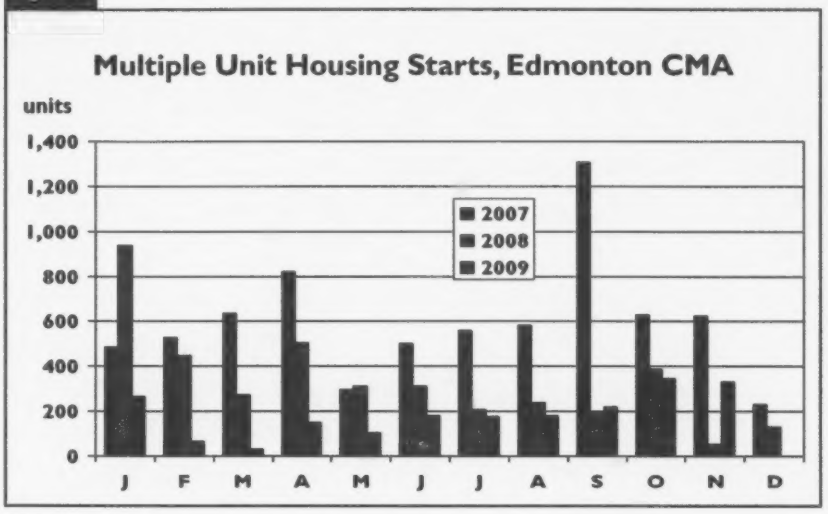
times the number of units started in the same month last year. To the end of November, home builders started work on 3,449 single-detached homes, representing an increase of 43 per cent from the 2,419 units started during January to November 2008. With both new and resale inventories down substantially from last fall, builders are ramping up activity in preparation for the spring selling season that lies ahead. Units under construction in November were 20.5 per cent higher than a year prior.

Inventories of new single-detached homes continue to decline on a month-over-month basis, a trend that began in September of last year. Completions in November totalled 293 units, down 19.5 per cent from the same month last year. Absorptions, meanwhile, reached 318 units representing a decrease of 21 per cent from November 2008. Absorptions have fallen by 41 per cent so far this year, largely a function of reduced completions levels. Inventories including show homes stood at 444 units at the end of November, down 56 per cent from this time last year and representing the lowest levels since June 2007.

The median price of a new single-detached home absorbed in November was $430,500 down 12 per cent from the $489,000 median value reported in November 2008. This decrease is in line with the reductions in contractor selling prices reported by the Statistics Canada New House Price Index (NHPI),

Figure 2

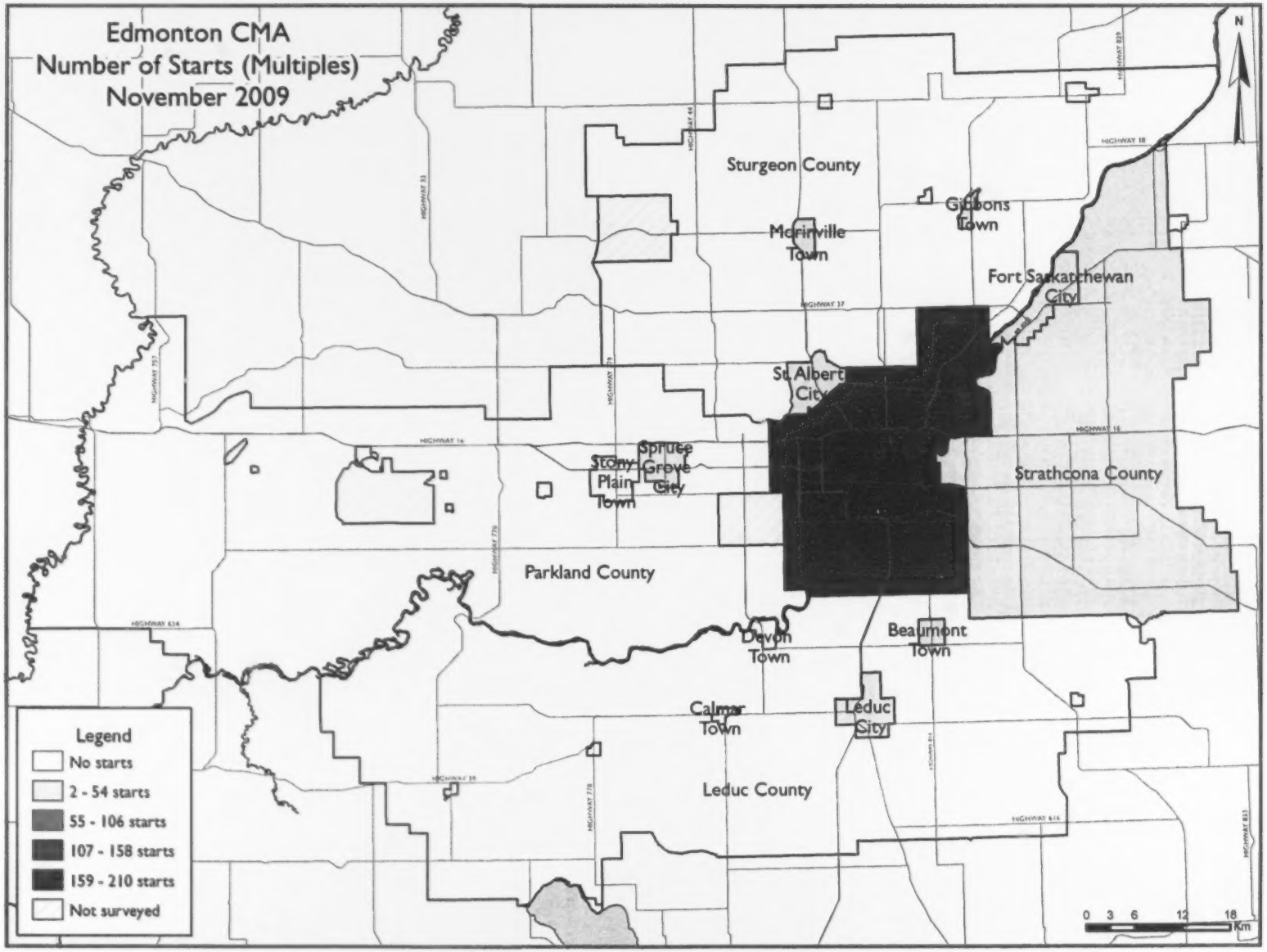


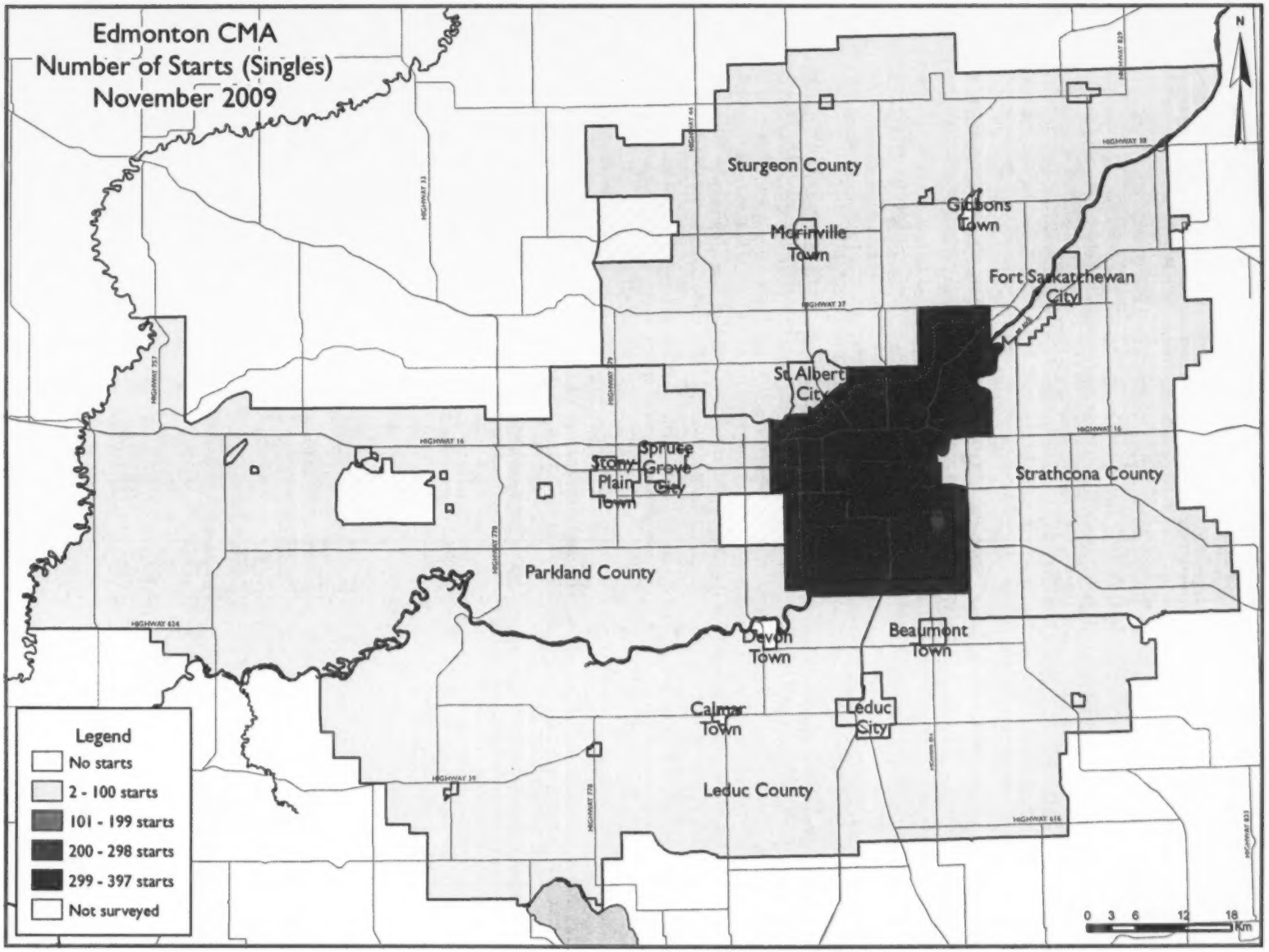
Source: CMHC

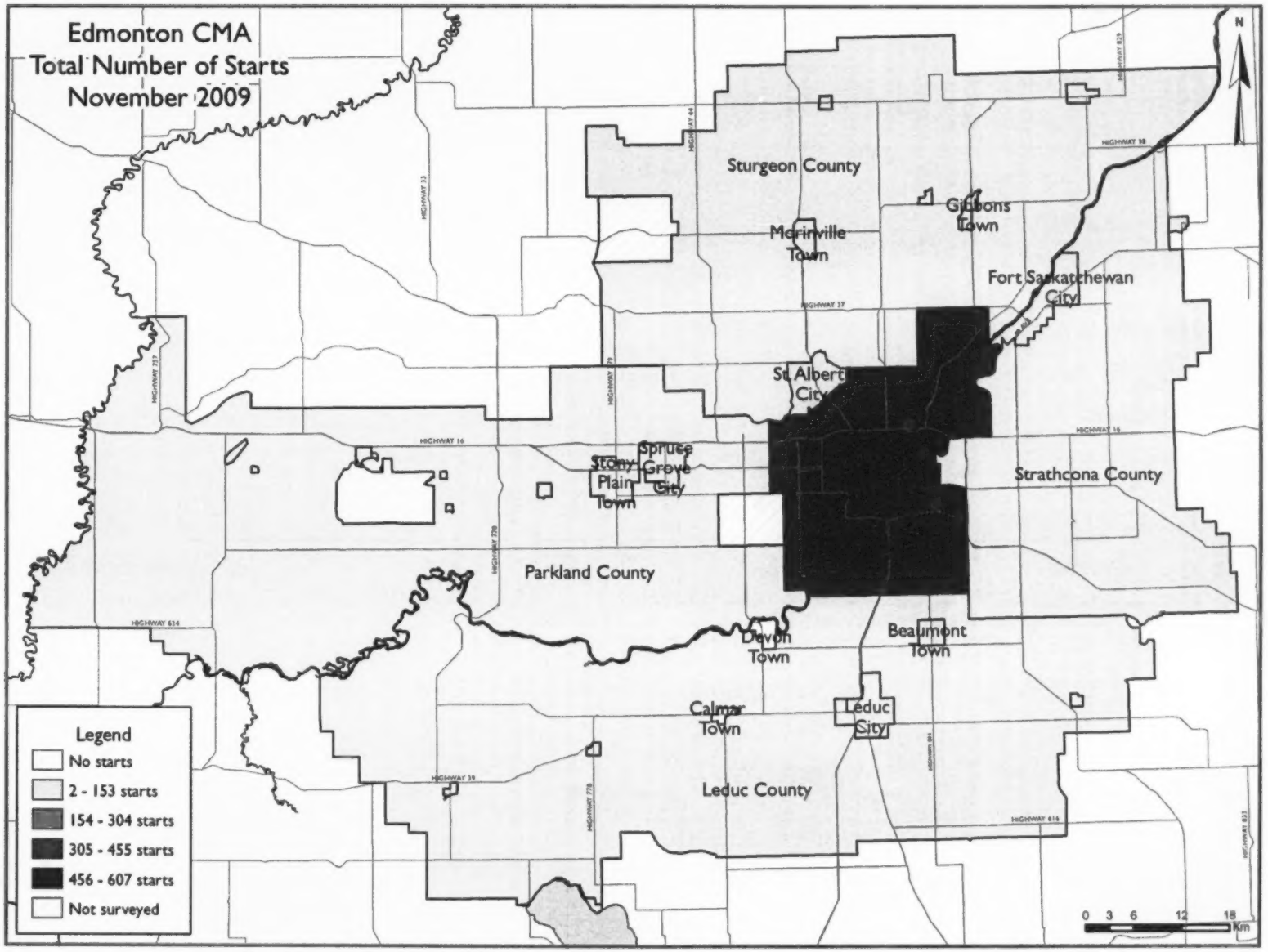
which fell by 10 per cent on a year-over-year basis in October.

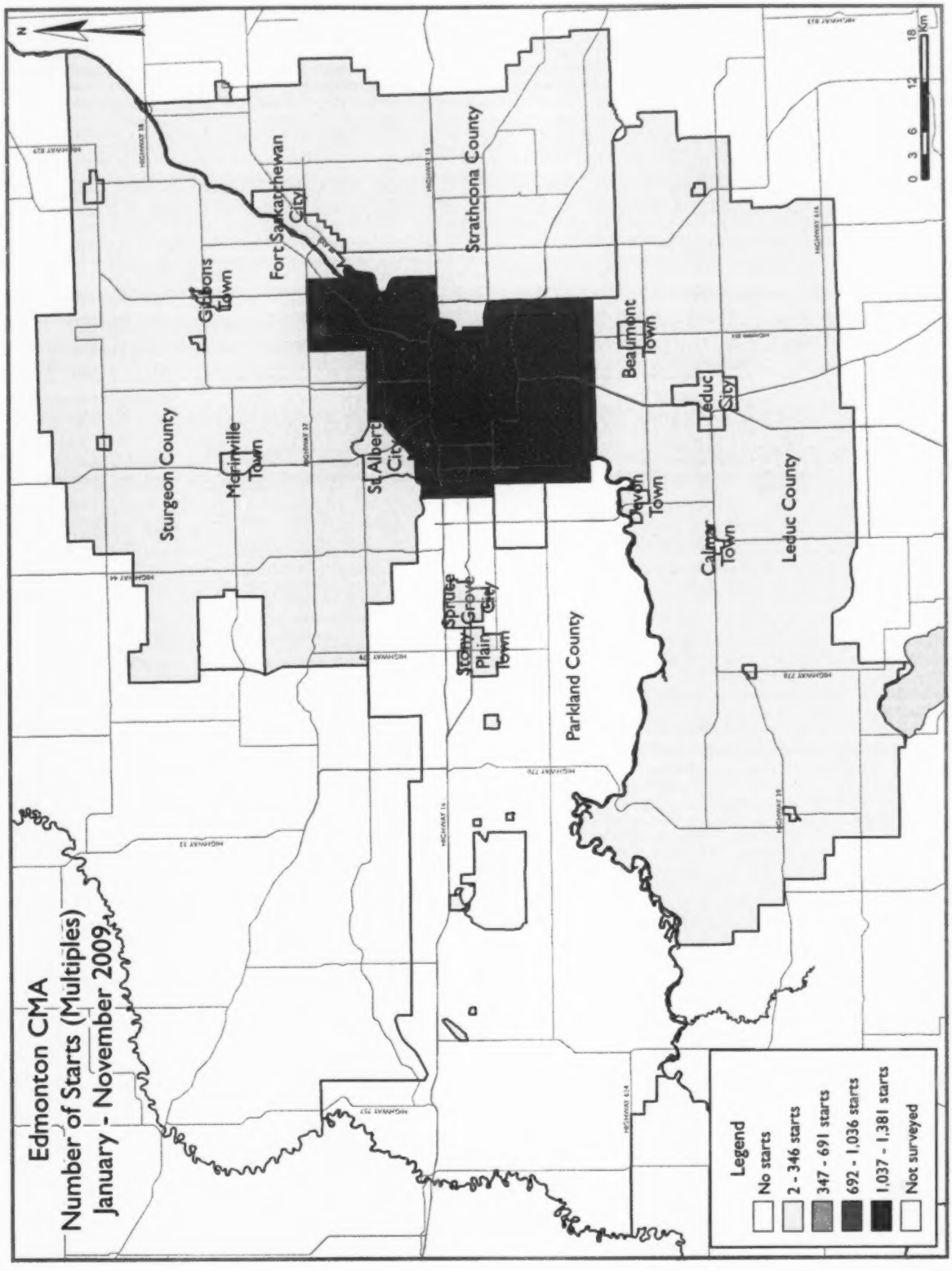
Multiple unit starts, which consist of semi-detached, row, and apartment units, increased to 333 units in November compared with 55 units in November of last year. The region's multi-family builders have now produced back-to-back months of over 300 starts, a feat not recorded since May and June of 2008. Despite this recent uptick, activity levels still lag 2008 on a year-to-date basis. Multiple starts have decreased by 47 per cent so far this year to 2,056 units compared with 3,872 multiple units reported after 11 months in 2008.

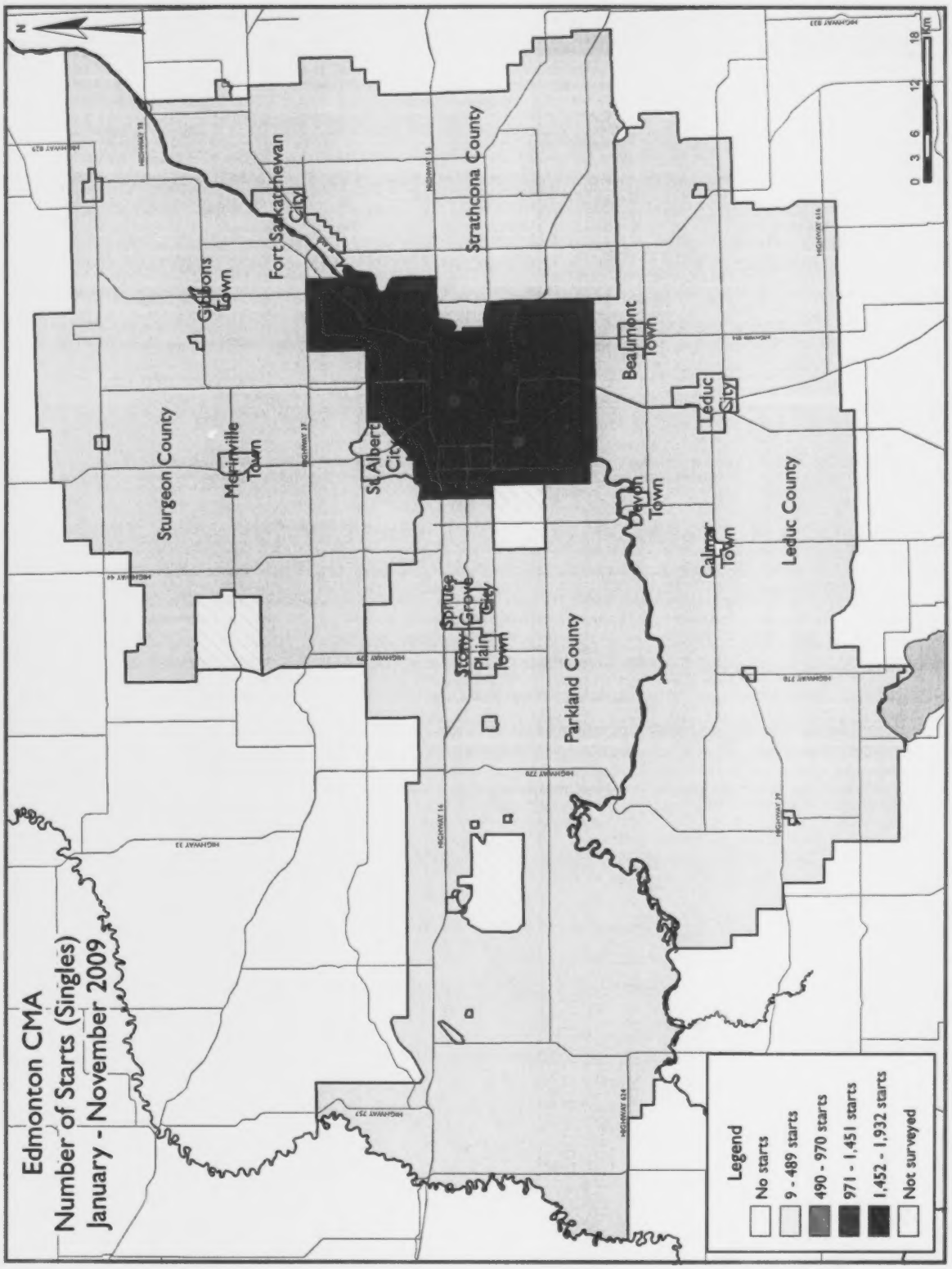
Multiple unit completions in November were outpaced by absorptions for the second month in a row, allowing inventories to again move lower. However, inventories were still more than double the levels reported in November 2008. Across the region, CMHC tallied 1,117 completed and unoccupied multi-units in November compared with 545 in November 2008. Multiple dwellings under construction stood at 4,667 units in November, about half the number reported a year prior. Close to 450 multiple units per month have been absorbed on average so far in 2009. Considering the substantial decline in units under construction and a reduced inventory of resale units on the market this fall, unabsorbed inventory levels should gradually move downward in the months ahead.

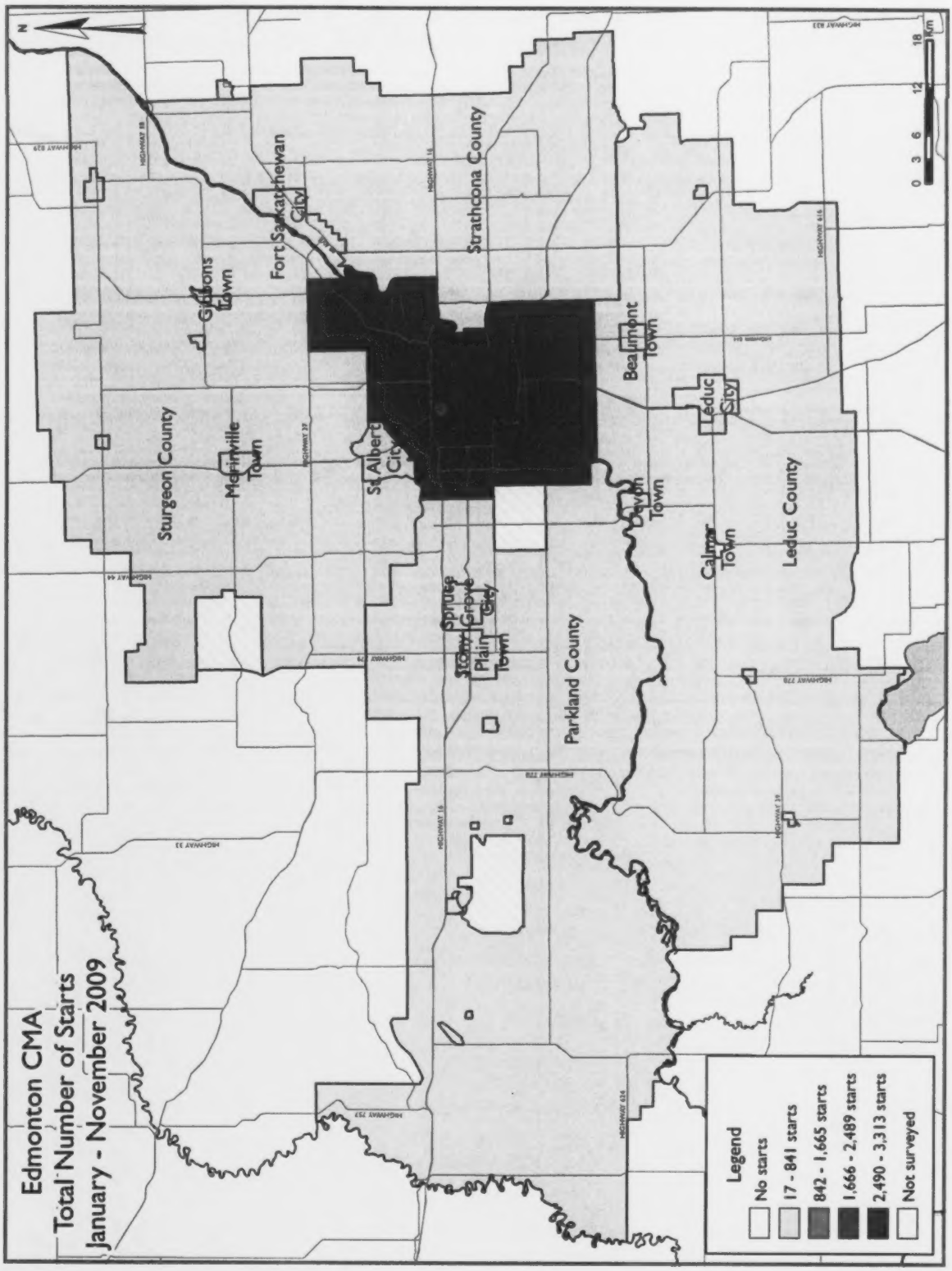

Edmonton CMA
Number of Starts (Multiples)
November 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 54 starts
55 - 106 starts
107 - 158 starts
159 - 210 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
November 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 39
HIGHWAY 624
HIGHWAY 616
Legend
No starts
2 - 100 starts
101 - 199 starts
200 - 298 starts
299 - 397 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
November 2009
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 39
HIGHWAY 624
HIGHWAY 616
Legend
No starts
2 - 153 starts
154 - 304 starts
305 - 455 starts
456 - 607 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - November 2009
Legend
No starts
2 - 346 starts
347 - 691 starts
692 - 1,036 starts
1,037 - 1,381 starts
Not surveyed
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - November 2009
Legend
No starts
9 - 489 starts
490 - 970 starts
971 - 1,451 starts
1,452 - 1,932 starts
Not surveyed
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Redwater Town
Bon Accord Town
Legal Town
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - November 2009
N
0 3 6 12 18 Km
Legend
No starts
17 - 841 starts
842 - 1,665 starts
1,666 - 2,489 starts
2,490 - 3,313 starts
Not surveyed
Sturgeon County
Fort Saskatchewan City
Strathcona County
Gibbons Town
Redwater Town
Bon Accord Town
Legal Town
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	593	150	27	12	93	33	0	30	938
November 2008	224	24	9	0	22	0	0	0	279
% Change	164.7	**	200.0	n/a	**	n/a	n/a	n/a	**
Year-to-date 2009	3,435	854	130	14	546	347	4	175	5,505
Year-to-date 2008	2,410	574	43	2	702	2,476	19	65	6,291
% Change	42.5	48.8	**	**	-22.2	-86.0	-78.9	169.2	-12.5
UNDER CONSTRUCTION									
November 2009	2,838	704	106	16	848	2,650	15	353	7,530
November 2008	2,359	628	53	9	1,227	6,858	22	515	11,671
% Change	20.3	12.1	100.0	77.8	-30.9	-61.4	-31.8	-31.5	-35.5
COMPLETIONS									
November 2009	293	46	32	0	56	49	7	19	502
November 2008	363	100	3	1	140	197	4	0	808
% Change	-19.3	-54.0	**	-100.0	-60.0	-75.1	75.0	n/a	-37.9
Year-to-date 2009	2,823	724	90	3	765	3,640	29	360	8,443
Year-to-date 2008	5,885	1,024	66	23	1,254	2,351	54	108	10,765
% Change	-52.0	-29.3	36.4	-87.0	-39.0	54.8	-46.3	**	-21.6
COMPLETED & NOT ABSORBED									
November 2009	442	69	15	0	219	688	2	126	1,561
November 2008	1,007	187	9	1	183	164	4	0	1,555
% Change	-56.1	-63.1	66.7	-100.0	19.7	**	-50.0	n/a	0.4
ABSORBED									
November 2009	318	61	17	0	44	105	7	46	598
November 2008	400	102	3	1	107	201	7	0	821
% Change	-20.5	-40.2	**	-100.0	-58.9	-47.8	0.0	n/a	-27.2
Year-to-date 2009	3,360	815	70	8	723	3,107	37	199	8,328
Year-to-date 2008	5,715	961	41	22	1,117	2,254	39	125	10,274
% Change	-41.2	-15.2	70.7	-63.6	-35.3	37.8	-5.1	59.2	-18.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
November 2009	390	86	16	7	78	0	0	30	607
November 2008	111	8	6	0	20	0	0	0	145
Beaumont Town									
November 2009	23	2	0	0	0	0	0	0	25
November 2008	8	0	0	0	2	0	0	0	10
Devon Town									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2009	19	26	3	0	0	0	0	0	48
November 2008	13	8	0	0	0	0	0	0	21
Leduc City									
November 2009	19	10	0	0	0	0	0	0	29
November 2008	11	0	0	0	0	0	0	0	11
Leduc County									
November 2009	6	0	0	0	0	0	0	0	6
November 2008	7	0	0	0	0	0	0	0	7
Morinville Town									
November 2009	5	2	0	0	0	0	0	0	7
November 2008	2	0	0	0	0	0	0	0	2
Parkland County									
November 2009	17	0	0	0	0	0	0	0	17
November 2008	18	0	0	0	0	0	0	0	18
Spruce Grove City									
November 2009	17	4	8	0	0	0	0	0	29
November 2008	16	6	0	0	0	0	0	0	22
St. Albert City									
November 2009	19	4	0	0	0	0	0	0	23
November 2008	5	0	0	0	0	0	0	0	5
Stony Plain Town									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	4	0	3	0	0	0	0	0	7
Strathcona County									
November 2009	53	16	0	5	15	0	0	0	89
November 2008	13	2	0	0	0	0	0	0	15
Sturgeon County									
November 2009	15	0	0	0	0	0	0	0	15
November 2008	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
November 2009	2	0	0	0	0	33	0	0	35
November 2008	4	0	0	0	0	0	0	0	4
Edmonton CMA									
November 2009	593	150	27	12	93	33	0	30	938
November 2008	224	24	9	0	22	0	0	0	279

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
November 2009	1,514	428	68	10	550	2,143	15	72	4,800
November 2008	991	382	36	5	778	5,501	22	277	7,992
Beaumont Town									
November 2009	72	12	0	0	28	0	0	0	112
November 2008	75	14	0	0	26	50	0	63	228
Devon Town									
November 2009	10	8	0	0	15	0	0	0	33
November 2008	10	0	0	0	30	0	0	0	40
Fort Saskatchewan City									
November 2009	101	72	10	0	30	0	0	152	365
November 2008	72	54	7	0	32	212	0	0	377
Leduc City									
November 2009	188	62	4	0	12	0	0	47	313
November 2008	176	46	0	0	139	205	0	0	566
Leduc County									
November 2009	56	2	0	0	0	0	0	0	58
November 2008	63	0	0	0	0	0	0	0	63
Morinville Town									
November 2009	33	2	3	0	46	20	0	0	104
November 2008	56	6	4	0	55	108	0	0	229
Parkland County									
November 2009	135	0	0	0	0	0	0	0	135
November 2008	213	0	3	0	0	0	0	0	216
Spruce Grove City									
November 2009	127	42	17	0	0	160	0	0	346
November 2008	140	76	0	0	3	283	0	0	502
St. Albert City									
November 2009	120	16	0	0	36	101	0	82	355
November 2008	70	14	0	0	17	65	0	41	207
Stony Plain Town									
November 2009	81	2	4	0	80	119	0	0	286
November 2008	63	6	3	0	95	166	0	0	333
Strathcona County									
November 2009	262	54	0	6	51	74	0	0	447
November 2008	212	26	0	4	52	247	0	134	675
Sturgeon County									
November 2009	107	2	0	0	0	0	0	0	109
November 2008	165	0	0	0	0	0	0	0	165
Remainder of the CMA									
November 2009	32	2	0	0	0	33	0	0	67
November 2008	53	4	0	0	0	21	0	0	78
Edmonton CMA									
November 2009	2,838	704	106	16	848	2,650	15	353	7,530
November 2008	2,359	628	53	9	1,227	6,858	22	515	11,671

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
November 2009	135	28	32	0	43	49	0	10	297
November 2008	179	76	3	1	85	197	4	0	545
Beaumont Town									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	7	2	0	0	10	0	0	0	19
Devon Town									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2009	9	2	0	0	0	0	0	0	11
November 2008	17	18	0	0	19	0	0	0	54
Leduc City									
November 2009	4	0	0	0	0	0	0	0	4
November 2008	12	0	0	0	16	0	0	0	28
Leduc County									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2009	6	2	0	0	0	0	0	0	8
November 2008	3	0	0	0	6	0	0	0	9
Parkland County									
November 2009	16	0	0	0	0	0	0	0	16
November 2008	18	0	0	0	2	0	0	0	20
Spruce Grove City									
November 2009	27	8	0	0	0	0	0	0	35
November 2008	18	2	0	0	0	0	0	0	20
St. Albert City									
November 2009	13	4	0	0	0	0	0	9	26
November 2008	19	0	0	0	0	0	0	0	19
Stony Plain Town									
November 2009	34	0	0	0	11	0	7	0	52
November 2008	8	0	0	0	0	0	0	0	8
Strathcona County									
November 2009	32	2	0	0	2	0	0	0	36
November 2008	42	2	0	0	2	0	0	0	46
Sturgeon County									
November 2009	13	0	0	0	0	0	0	0	13
November 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	9	0	0	0	0	0	0	0	9
Edmonton CMA									
November 2009	293	46	32	0	56	49	7	19	502
November 2008	363	100	3	1	140	197	4	0	808

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2009	214	37	10	0	123	486	2	90	962
November 2008	393	88	5	0	80	66	4	0	636
Beaumont Town									
November 2009	12	1	0	0	5	0	0	0	18
November 2008	49	2	0	0	0	0	0	0	51
Devon Town									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	7	0	0	0	3	0	0	0	10
Fort Saskatchewan City									
November 2009	30	12	1	0	29	76	0	0	148
November 2008	77	30	4	0	34	84	0	0	229
Leduc City									
November 2009	33	0	0	0	13	63	0	0	109
November 2008	92	4	0	0	0	0	0	0	96
Leduc County									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
November 2009	26	1	1	0	19	13	0	0	60
November 2008	65	0	0	0	16	0	0	0	81
Parkland County									
November 2009	14	0	0	0	0	0	0	0	14
November 2008	30	0	0	0	5	0	0	0	35
Spruce Grove City									
November 2009	15	5	3	0	0	0	0	0	23
November 2008	64	9	0	0	8	0	0	0	81
St. Albert City									
November 2009	32	7	0	0	0	0	0	0	39
November 2008	70	10	0	0	4	5	0	0	89
Stony Plain Town									
November 2009	24	2	0	0	25	43	0	0	94
November 2008	44	42	0	0	10	0	0	0	96
Strathcona County									
November 2009	30	4	0	0	5	7	0	36	82
November 2008	106	2	0	1	23	9	0	0	141
Sturgeon County									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	10	0	0	0	0	0	0	0	10
Edmonton CMA									
November 2009	442	69	15	0	219	688	2	126	1,561
November 2008	1,007	187	9	1	183	164	4	0	1,555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
November 2009	148	32	17	0	36	96	0	29	358
November 2008	204	70	0	1	67	189	7	0	538
Beaumont Town									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	8	2	0	0	10	0	0	0	20
Devon Town									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2009	10	4	0	0	1	0	0	0	15
November 2008	8	15	3	0	8	7	0	0	41
Leduc City									
November 2009	9	1	0	0	0	0	0	0	10
November 2008	19	1	0	0	16	3	0	0	39
Leduc County									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	12	0	0	0	0	0	0	0	12
Morinville Town									
November 2009	4	3	0	0	1	9	0	0	17
November 2008	4	0	0	0	0	0	0	0	4
Parkland County									
November 2009	17	0	0	0	0	0	0	0	17
November 2008	19	0	0	0	2	0	0	0	21
Spruce Grove City									
November 2009	27	9	0	0	0	0	0	0	36
November 2008	27	2	0	0	0	0	0	0	29
St. Albert City									
November 2009	13	4	0	0	0	0	0	9	26
November 2008	24	0	0	0	0	2	0	0	26
Stony Plain Town									
November 2009	32	3	0	0	4	0	7	0	46
November 2008	6	10	0	0	1	0	0	0	17
Strathcona County									
November 2009	36	5	0	0	2	0	0	8	51
November 2008	44	2	0	0	3	0	0	0	49
Sturgeon County									
November 2009	13	0	0	0	0	0	0	0	13
November 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	6	0	0	0	0	0	0	0	6
Edmonton CMA									
November 2009	318	61	17	0	44	105	7	46	598
November 2008	400	102	3	1	107	201	7	0	821

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228
% Change	0.2	30.9	-83.7	-34.2	-37.7	-5.0	**	-39.4	-6.4
1999	4,037	110	49	38	506	1,201	48	660	6,655

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Edmonton City	397	111	90	14	90	20	30	0	607	145	**
Beaumont Town	23	8	2	2	0	0	0	0	25	10	150.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	19	13	26	8	3	0	0	0	48	21	128.6
Gibbons Town	0	1	0	0	0	0	33	0	33	1	**
Leduc City	19	11	10	0	0	0	0	0	29	11	163.6
Leduc County	6	7	0	0	0	0	0	0	6	7	-14.3
Morinville Town	5	2	2	0	0	0	0	0	7	2	**
Parkland County	17	18	0	0	0	0	0	0	17	18	-5.6
Spruce Grove City	17	16	4	6	8	0	0	0	29	22	31.8
St. Albert City	19	5	4	0	0	0	0	0	23	5	**
Stony Plain Town	8	4	0	0	0	3	0	0	8	7	14.3
Strathcona County	58	13	22	2	9	0	0	0	89	15	**
Sturgeon County	15	12	0	0	0	0	0	0	15	12	25.0
Remainder of the CMA	2	3	0	0	0	0	0	0	2	3	-33.3
Edmonton CMA	605	224	160	32	110	23	63	0	938	279	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,932	1,114	608	506	413	220	360	1,949	3,313	3,789	-12.6
Beaumont Town	71	57	24	14	6	22	0	35	101	128	-21.1
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	9	5	8	6	0	30	0	0	17	41	-58.5
Fort Saskatchewan City	143	84	102	72	13	29	0	212	258	397	-35.0
Gibbons Town	11	21	0	0	0	0	33	0	44	21	109.5
Leduc City	189	132	48	56	18	139	47	158	302	485	-37.7
Leduc County	56	87	2	0	0	0	0	0	58	87	-33.3
Morinville Town	49	45	2	10	7	32	0	0	58	87	-33.3
Parkland County	134	158	0	0	0	0	0	0	134	158	-15.2
Spruce Grove City	145	164	40	56	8	8	0	0	193	228	-15.4
St. Albert City	150	52	20	0	30	12	82	65	282	129	118.6
Stony Plain Town	90	51	2	8	48	59	0	101	140	219	-36.1
Strathcona County	340	247	100	36	31	10	0	0	471	293	60.8
Sturgeon County	110	167	2	0	0	0	0	0	112	167	-32.9
Remainder of the CMA	20	34	2	2	0	0	0	21	22	57	-61.4
Edmonton CMA	3,449	2,419	960	770	574	561	522	2,541	5,505	6,291	-12.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Edmonton City	90	20	0	0	0	0	30	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	33	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	9	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	110	23	0	0	33	0	30	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	413	216	0	4	314	1,919	46	30
Beaumont Town	6	22	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	30	0	0	0	0	0	0
Fort Saskatchewan City	13	29	0	0	0	212	0	0
Gibbons Town	0	0	0	0	33	0	0	0
Leduc City	18	135	0	4	0	158	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	0	0	0
St. Albert City	30	12	0	0	0	65	82	0
Stony Plain Town	48	59	0	0	0	101	0	0
Strathcona County	31	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	574	553	0	8	347	2,476	175	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Edmonton City	492	125	85	20	30	0	607	145
Beaumont Town	25	8	0	2	0	0	25	10
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	48	21	0	0	0	0	48	21
Gibbons Town	0	1	33	0	0	0	33	1
Leduc City	29	11	0	0	0	0	29	11
Leduc County	6	7	0	0	0	0	6	7
Morinville Town	7	2	0	0	0	0	7	2
Parkland County	17	18	0	0	0	0	17	18
Spruce Grove City	29	22	0	0	0	0	29	22
St. Albert City	23	5	0	0	0	0	23	5
Stony Plain Town	8	7	0	0	0	0	8	7
Strathcona County	69	15	20	0	0	0	89	15
Sturgeon County	15	12	0	0	0	0	15	12
Remainder of the CMA	2	3	0	0	0	0	2	3
Edmonton CMA	770	257	138	22	30	0	938	279

Table 2.5: Starts by Submarket and by Intended Market January - November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	2,549	1,477	714	2,267	50	45	3,313	3,789
Beaumont Town	87	67	14	26	0	35	101	128
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	17	5	0	36	0	0	17	41
Fort Saskatchewan City	258	168	0	229	0	0	258	397
Gibbons Town	11	21	33	0	0	0	44	21
Leduc City	241	164	14	317	47	4	302	485
Leduc County	58	87	0	0	0	0	58	87
Morinville Town	58	55	0	32	0	0	58	87
Parkland County	134	158	0	0	0	0	134	158
Spruce Grove City	193	220	0	8	0	0	193	228
St. Albert City	170	52	30	77	82	0	282	129
Stony Plain Town	96	62	44	157	0	0	140	219
Strathcona County	413	283	58	10	0	0	471	293
Sturgeon County	112	167	0	0	0	0	112	167
Remainder of the CMA	22	36	0	21	0	0	22	57
Edmonton CMA	4,419	3,027	907	3,180	179	84	5,505	6,291

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type November 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Edmonton City	135	180	62	102	41	66	59	197	297	545	-45.5
Beaumont Town	2	7	0	2	0	10	0	0	2	19	-89.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	9	17	2	18	0	19	0	0	11	54	-79.6
Gibbons Town	1	7	0	0	0	0	0	0	1	7	-85.7
Leduc City	4	12	0	0	0	16	0	0	4	28	-85.7
Leduc County	0	12	0	0	0	0	0	0	0	12	-100.0
Morinville Town	6	3	2	6	0	0	0	0	8	9	-11.1
Parkland County	16	18	0	2	0	0	0	0	16	20	-20.0
Spruce Grove City	27	18	8	2	0	0	0	0	35	20	75.0
St. Albert City	13	19	4	0	0	0	9	0	26	19	36.8
Stony Plain Town	34	8	0	0	18	0	0	0	52	8	**
Strathcona County	32	42	4	4	0	0	0	0	36	46	-21.7
Sturgeon County	13	19	0	0	0	0	0	0	13	19	-31.6
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
Edmonton CMA	293	364	82	136	59	111	68	197	502	908	-37.9

Table 3.1: Completions by Submarket and by Dwelling Type January - November 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,374	2,888	644	792	411	681	3,119	1,932	5,548	6,293	-11.8
Beaumont Town	59	246	22	60	8	82	63	0	152	388	-60.8
Calmar Town	1	2	4	0	0	0	0	0	5	2	150.0
Devon Town	7	17	0	18	15	6	0	0	22	41	-46.3
Fort Saskatchewan City	107	232	86	124	10	41	60	131	263	528	-50.2
Gibbons Town	19	40	2	0	0	5	0	4	21	49	-57.1
Leduc City	158	396	44	58	69	24	205	0	476	478	-0.4
Leduc County	68	110	0	0	0	0	0	0	68	110	-38.2
Morinville Town	61	128	6	6	14	10	85	0	166	144	15.3
Parkland County	203	226	0	16	3	0	0	0	206	242	-14.9
Spruce Grove City	155	420	70	76	8	45	123	0	356	541	-34.2
St. Albert City	89	206	18	24	11	16	50	87	168	333	-49.5
Stony Plain Town	74	137	18	128	47	36	47	0	186	301	-38.2
Strathcona County	269	585	64	78	34	44	236	309	603	1,016	-40.6
Sturgeon County	155	214	0	0	0	0	0	0	155	214	-27.6
Remainder of the CMA	27	68	0	2	0	15	21	0	48	85	-43.5
Edmonton CMA	2,826	5,915	978	1,382	630	1,005	4,009	2,463	8,443	10,765	-21.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Edmonton City	41	66	0	0	49	197	10	0
Beaumont Town	0	10	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	19	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	16	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	9	0
Stony Plain Town	11	0	7	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	52	111	7	0	49	197	19	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	403	660	8	21	2,926	1,824	184	108
Beaumont Town	8	82	0	0	0	0	63	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	6	0	0	0	0	0	0
Fort Saskatchewan City	10	41	0	0	60	131	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	69	20	0	4	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	10	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	45	0	0	123	0	0	0
St. Albert City	11	16	0	0	0	87	50	0
Stony Plain Town	40	36	7	0	47	0	0	0
Strathcona County	34	44	0	0	173	309	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	615	980	15	25	3,640	2,355	360	108

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Edmonton City	195	258	92	283	10	4	297	545
Beaumont Town	2	9	0	10	0	0	2	19
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	35	0	19	0	0	11	54
Gibbons Town	1	7	0	0	0	0	1	7
Leduc City	4	12	0	16	0	0	4	28
Leduc County	0	12	0	0	0	0	0	12
Morinville Town	8	3	0	6	0	0	8	9
Parkland County	16	18	0	2	0	0	16	20
Spruce Grove City	35	20	0	0	0	0	35	20
St. Albert City	17	19	0	0	9	0	26	19
Stony Plain Town	34	8	11	0	7	0	52	8
Strathcona County	34	44	2	2	0	0	36	46
Sturgeon County	13	19	0	0	0	0	13	19
Remainder of the CMA	1	2	0	0	0	0	1	2
Edmonton CMA	371	466	105	338	26	4	502	808

Table 3.5: Completions by Submarket and by Intended Market January - November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,870	3,468	3,463	2,668	206	157	5,548	6,293
Beaumont Town	77	292	12	96	63	0	152	388
Calmar Town	5	2	0	0	0	0	5	2
Devon Town	7	17	15	24	0	0	22	41
Fort Saskatchewan City	197	347	66	181	0	0	263	528
Gibbons Town	21	45	0	4	0	0	21	49
Leduc City	194	453	282	20	0	5	476	478
Leduc County	68	110	0	0	0	0	68	110
Morinville Town	71	128	95	16	0	0	166	144
Parkland County	206	232	0	10	0	0	206	242
Spruce Grove City	233	496	123	45	0	0	356	541
St. Albert City	105	230	13	103	50	0	168	333
Stony Plain Town	78	255	101	46	7	0	186	301
Strathcona County	323	607	217	409	63	0	603	1,016
Sturgeon County	155	214	0	0	0	0	155	214
Remainder of the CMA	27	79	21	6	0	0	48	85
Edmonton CMA	3,637	6,975	4,408	3,628	389	162	8,443	10,765

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2009	23	15.6	34	23.1	28	19.0	16	10.9	46	31.3	147	493,600	683,134
November 2008	14	6.8	61	29.8	55	26.8	30	14.6	45	22.0	205	474,900	583,346
Year-to-date 2009	158	10.2	481	31.2	376	24.4	171	11.1	357	23.1	1,543	483,400	577,607
Year-to-date 2008	227	7.9	835	29.1	972	33.9	422	14.7	413	14.4	2,869	486,350	525,502
Beaumont Town													
November 2009	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
November 2008	0	0.0	3	37.5	4	50.0	1	12.5	0	0.0	8	--	--
Year-to-date 2009	6	6.2	33	34.0	39	40.2	16	16.5	3	3.1	97	469,900	475,839
Year-to-date 2008	34	13.7	78	31.3	111	44.6	22	8.8	4	1.6	249	460,000	453,058
Calmar Town													
November 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	6	54.5	3	27.3	2	18.2	11	549,900	578,600
Year-to-date 2008	0	0.0	2	12.5	10	62.5	4	25.0	0	0.0	16	522,500	509,225
Fort Saskatchewan City													
November 2009	2	20.0	7	70.0	0	0.0	1	10.0	0	0.0	10	366,350	376,930
November 2008	1	12.5	6	75.0	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2009	30	19.4	82	52.9	25	16.1	6	3.9	12	7.7	155	389,300	426,475
Year-to-date 2008	7	3.5	104	51.5	57	28.2	8	4.0	26	12.9	202	439,950	484,674
Gibbons Town													
November 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2008	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	13	56.5	8	34.8	2	8.7	0	0.0	0	0.0	23	340,000	343,565
Year-to-date 2008	31	83.8	5	13.5	1	2.7	0	0.0	0	0.0	37	290,000	305,946
Leduc City													
November 2009	3	33.3	1	11.1	4	44.4	1	11.1	0	0.0	9	--	--
November 2008	0	0.0	9	47.4	7	36.8	1	5.3	2	10.5	19	456,900	485,263
Year-to-date 2009	27	12.4	82	37.8	73	33.6	29	13.4	6	2.8	217	449,900	458,577
Year-to-date 2008	43	12.4	126	36.2	133	38.2	35	10.1	11	3.2	348	452,500	463,210
Leduc County													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	2	16.7	4	33.3	0	0.0	3	25.0	3	25.0	12	510,000	598,333
Year-to-date 2009	6	9.0	7	10.4	4	6.0	14	20.9	36	53.7	67	650,000	662,760
Year-to-date 2008	13	11.8	12	10.9	24	21.8	25	22.7	36	32.7	110	575,000	592,273
Morinville Town													
November 2009	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
November 2008	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	22	22.9	57	59.4	10	10.4	5	5.2	2	2.1	96	388,900	414,001
Year-to-date 2008	6	6.3	68	71.6	15	15.8	4	4.2	2	2.1	95	415,000	427,911

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2009	5	50.0	2	20.0	1	10.0	0	0.0	2	20.0	10	357,750	412,200
November 2008	3	15.8	0	0.0	4	21.1	2	10.5	10	52.6	19	651,000	603,463
Year-to-date 2009	65	36.1	33	18.3	14	7.8	11	6.1	57	31.7	180	424,750	519,538
Year-to-date 2008	50	24.0	47	22.6	34	16.3	24	11.5	53	25.5	208	461,864	497,355
Spruce Grove City													
November 2009	7	28.0	10	40.0	7	28.0	1	4.0	0	0.0	25	394,291	405,491
November 2008	5	18.5	8	29.6	10	37.0	3	11.1	1	3.7	27	462,409	455,999
Year-to-date 2009	57	29.7	91	47.4	34	17.7	6	3.1	4	2.1	192	384,121	396,203
Year-to-date 2008	165	39.9	173	41.8	64	15.5	10	2.4	2	0.5	414	371,541	386,270
St. Albert City													
November 2009	0	0.0	6	46.2	3	23.1	2	15.4	2	15.4	13	492,900	505,254
November 2008	0	0.0	2	8.3	8	33.3	4	16.7	10	41.7	24	593,600	649,275
Year-to-date 2009	1	0.8	26	21.7	28	23.3	24	20.0	41	34.2	120	568,200	619,260
Year-to-date 2008	2	0.9	27	12.5	68	31.5	48	22.2	71	32.9	216	576,850	639,340
Stony Plain Town													
November 2009	16	50.0	13	40.6	2	6.3	1	3.1	0	0.0	32	346,574	342,195
November 2008	3	50.0	0	0.0	1	16.7	1	16.7	1	16.7	6	--	--
Year-to-date 2009	37	42.0	41	46.6	8	9.1	2	2.3	0	0.0	88	358,918	357,379
Year-to-date 2008	90	62.5	34	23.6	16	11.1	3	2.1	1	0.7	144	332,774	342,879
Strathcona County													
November 2009	1	2.9	15	42.9	10	28.6	3	8.6	6	17.1	35	467,000	582,914
November 2008	0	0.0	7	15.9	11	25.0	11	25.0	15	34.1	44	580,000	651,841
Year-to-date 2009	6	1.8	65	19.1	114	33.4	39	11.4	117	34.3	341	534,000	716,318
Year-to-date 2008	5	0.9	75	13.5	219	39.3	99	17.8	159	28.5	557	536,000	634,261
Sturgeon County													
November 2009	4	30.8	2	15.4	3	23.1	2	15.4	2	15.4	13	490,000	445,000
November 2008	5	26.3	5	26.3	1	5.3	2	10.5	6	31.6	19	440,000	503,684
Year-to-date 2009	33	21.3	32	20.6	27	17.4	17	11.0	46	29.7	155	480,000	566,062
Year-to-date 2008	68	31.8	56	26.2	26	12.1	26	12.1	38	17.8	214	415,000	485,187
Remainder of the CMA													
November 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
November 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2009	17	65.4	7	26.9	1	3.8	0	0.0	1	3.8	26	319,900	327,277
Year-to-date 2008	41	66.1	17	27.4	0	0.0	2	3.2	2	3.2	62	319,950	335,596
Edmonton CMA													
November 2009	65	21.2	96	31.3	59	19.2	29	9.4	58	18.9	307	430,500	557,237
November 2008	34	8.5	111	27.7	104	25.9	58	14.5	94	23.4	401	489,000	567,244
Year-to-date 2009	479	14.5	1,045	31.6	761	23.0	343	10.4	684	20.7	3,312	465,750	548,772
Year-to-date 2008	783	13.6	1,660	28.9	1,750	30.5	732	12.7	818	14.2	5,743	470,000	510,928

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2009						
Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	683,134	583,346	17.1	577,607	525,502	9.9
Beaumont Town	--	--	n/a	475,839	453,058	5.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	578,600	509,225	13.6
Fort Saskatchewan City	376,930	--	n/a	426,475	484,674	-12.0
Gibbons Town	--	--	n/a	343,565	305,946	12.3
Leduc City	--	485,263	n/a	458,577	463,210	-1.0
Leduc County	--	598,333	n/a	662,760	592,273	11.9
Morinville Town	--	--	n/a	414,001	427,911	-3.3
Parkland County	412,200	603,463	-31.7	519,538	497,355	4.5
Spruce Grove City	405,491	455,999	-11.1	396,203	386,270	2.6
St. Albert City	505,254	649,275	-22.2	619,260	639,340	-3.1
Stony Plain Town	342,195	--	n/a	357,379	342,879	4.2
Strathcona County	582,914	651,841	-10.6	716,318	634,261	12.9
Sturgeon County	445,000	503,684	-11.7	566,062	485,187	16.7
Remainder of the CMA	--	--	n/a	327,277	335,596	-2.5
Edmonton CMA	557,237	567,244	-1.8	548,772	510,928	7.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,840	3,136	2,510	73.3	328,285	-3.8	320,044
	July	2,278	27.7	1,921	3,052	2,582	74.4	324,744	-3.1	318,434
	August	1,673	8.6	1,655	2,629	2,522	65.6	318,321	-3.3	315,770
	September	1,704	-1.4	1,711	2,559	2,331	73.4	327,235	0.7	323,197
	October	1,535	22.9	1,760	2,192	2,302	76.5	318,969	0.4	326,740
	November	1,261	41.5	1,699	1,894	2,592	65.5	318,482	0.0	327,821
	December									
	Q3 2008	5,054	30.9		9,727			329,816	-5.4	
	Q3 2009	5,655	11.9		8,240			323,595	-1.9	
	YTD 2008	16,761	-14.4		38,756			333,645	-1.6	
	YTD 2009	18,191	8.5		29,615			320,439	-4.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85	208.3	121.8	619	7.0	73.6	916
	August	631	3.75	5.85	207.6	122.1	618	7.3	73.5	927
	September	610	3.70	5.49	207.4	121.7	616	7.4	73.2	933
	October	630	3.80	5.84	206.8	121.8	611	7.7	72.8	948
	November	616	3.60	5.59		122.7	610	7.7	72.6	946
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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